

OFFICE / CLASS E
TO LET

TRAYNOR RYAN

25 YEARS
ESTABLISHED
1999



1,466 Sq Ft (136.17 Sq M)

FARNBOROUGH / HAMPSHIRE

Unit 3 Eelmoor Road GU14 7QN

- Open Plan
- Good Natural Light
- Central Heating
- LED Lighting
- 7 Parking Bays



VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

01252 794144

info@traynorryan.co.uk

LOCATION

A331 Trunk Road: 3 miles

M3 Motorway: 3 miles

Farnborough Mainline Train Station: 1.4 miles

DESCRIPTION

First floor open plan business suite within a detached office/warehouse. The office is accessed through a private stairwell via a shared entrance lobby to the rear of the building. There is shared male and female WCs as well as a private WC and private teapoint. Parking is directly outside the rear entrance to the building – 7 bays.

FLOOR AREAS

The property has been measured in accordance with RICS Property Measurement – Professional Statement 2nd edition and has an IPMS 3 floor area totalling 1,466 Sq Ft (136.17 Sq M).

RENT

Rent on application (excl.)

OUTGOINGS

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges may be chargeable by way of service charge.

LEASE

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

BUSINESS RATES

Small businesses qualify for small business rate relief. Rateable value to be confirmed.



COSTS

All legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

OSCAR TRAYNOR

01252 794144

ot@traynorryan.co.uk